



City of Hallandale Beach

PLANNING AND ZONING BOARD

400 S. Federal Highway
Hallandale Beach, FL 33009
www.cohb.org

Chair, Kuei Kang (Charles) Wu
Vice-Chair, Howard Garson
Boardmember Danny Kattan
Boardmember Terri Dillard
Boardmember Rick Levinson

Liaison, Christy Dominguez
Liaison Dept. Director, Vanessa Leroy

Meeting Minutes

Wednesday, August 31, 2022

6:00 PM

Commission Chambers

1. CALL TO ORDER

The Planning and Zoning Board Meeting was called to Order by Chair Charles Wu at 6:06 p.m.

2. ROLL CALL

Present:

*Chair, Kuei Kang (Charles) Wu
Vice-Chair, Howard Garson
Board member, Terri Dillard
Board member, Rick Levinson*

Staff

*Board Liaison: Christy Dominguez
Board Secretary: Laura Mass
Supporting Staff: Cindy Bardales-Villanueva, Steven Williams,
and Vanessa Leroy
City Attorney's Representative: Elizabeth S. Loconte, Assistant City Attorney*

3. PLEDGE OF ALLEGIANCE

4. PUBLIC PARTICIPATION

5. APPROVAL OF MINUTES

A. Draft of the Meeting Minutes May 25, 2022

MR. LEVINSON MOVED TO APPROVE THE MINUTES OF THE MAY 25, 2022, PLANNING AND ZONING BOARD MEETING.

MS. DILLARD SECONDED THE MOTION.

MOTION PASSED BY A ROLL CALL VOTE (4-0).

6. BOARD/COMMITTEE BUSINESS

The applicant is requesting Major Development Plan approval, Rezoning and Redevelopment Area Modifications (RAMs), in order to construct the Atlantic Village 4 Office Building, a 12-story office building with ground floor retail space with a total of 105,152 square feet in gross floor area. The property is located at 800-814 North Federal Highway

The applications filed with the City are as follows:

1. Application #Z-21-4095 for rezoning/zoning map amendment to change the designation of the property located at 800-814 North Federal Highway from Central RAC (Regional Activity Center)/ Transitional - Mixed Use Subdistrict to Central RAC/ RAC Corridor Subdistrict.

2. Application #RD-21-4096 requesting Redevelopment Area Modifications (RAMs) from the following code provisions: *(Planning and Zoning Board action is not required for redevelopment area waiver applications).*

- a. Table 32-195(a)(A) RAC Corridor Dimensional Requirements, Building Placement, to modify the setback on Atlantic Shores Boulevard from the minimum required of 10 feet to provide 3-inches, and the setback on North Federal Highway from the minimum required of 15 feet to provide 13'-1".
- b. Table 32-195(a)(A) RAC Corridor Dimensional Requirements, Building Placement, to modify the Secondary Street Setback from the required minimum of 10 feet to provide 8 inches on NE 8th Street.
- c. Table 32-195(a)(B) RAC Corridor, Building Placement, to modify the minimum setback of the building above the 5th story from 20 feet to zero feet on NE 8th Street; 1 inch on Federal Hwy; and 3 inches on Atlantic Shores Blvd.
- d. Table 32-195(a)(E) RAC Corridor Building Placement, to modify the minimum rear setback required of the building from 10 feet to 3 feet.
- e. Table 32-195(a)(F) RAC Corridor, Building Placement, to modify the minimum rear setback required above the 5th floor from 30 feet to 3 feet.
- f. Table 32-195(a) RAC Corridor, Civic Open Space, requiring a 7.5% civic open space for projects exceeding base height (10 stories) to provide no Civic Open Space.
- g. Section 32-203 (e) requiring one loading zone 12 ft. x 30 ft. for buildings greater than 20,000 sf. to 150,000 s.f.

3. Application #DB-21-4094 for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code in order to construct the proposed commercial development with a total of 105,152 square feet in gross floor area.

Polling of Ex-Parte Communications (Board Secretary)

Board Secretary read the quasi-judicial statement into the record on the items listed on the agenda and polled the Planning and Zoning Board regarding ex-parte communications.

Mr. Levinson confirmed and disclosed all ex-parte communication and confirmed his decision would be based solely on the testimony presented at the meeting.

Mr. Garson confirmed and disclosed all ex-parte communication and confirmed his decision would be based solely on the testimony presented at the meeting.

Ms. Dillard confirmed and disclosed all ex-parte communication and confirmed her decision would be based solely on the testimony presented at the meeting.

Mr. Wu confirmed and disclosed all ex-parte communication and confirmed his decision would be based solely on the testimony presented at the meeting.

Swearing in of Witnesses (Board's Secretary)

Board Secretary swore in City staff, the applicant, and any other members of the audience who would give testimony during the evening's proceeding.

Ms. Dominguez, Planning and Zoning Manager, provided a PowerPoint presentation and overview of the item.

Mr. Dillard asked who would be responsible for the maintenance of the electric charging stations.

Ms. Dominguez: responded, the property owner.

Mr. Wu asked what is the building height maximum allowed for this site?

Ms. Dominguez: responded three stories.

Mr. Wu: expressed his concern about the lack of transition from the current use zoning to 3 stories and how residents will be affected if approved.

Ms. Dominguez responded that this concern would be considered for the area.

Mr. Wu: inquired about the square footage of the public space next to the proposed project.

Ms. Dominguez: advised that applicant provides no onsite civic space and has requested a waiver on the 7.5% requirement and that the City parcel is approximately 5,600 square feet.

Mr. Wu: asked why direct access from the building to the city parcel would be prohibited?

Ms. Dominguez: explained that this city parcel was granted to the city by FDOT with restrictions on its use, and one of these requirements was precisely to have only public access.

Mr. Wu: asked about the installation of traffic diverters proposed by Michael Miller in his traffic study.

Mr. Miller: stated that this would help prevent traffic from the alley from blocking the westbound traffic on Atlantic Shores Boulevard.

Mr. Wu: asked the applicant to show the proposed setbacks surrounding the building.

Mr. Synalovski: introduced himself and provided an overview of the project and read the proposed setback details into the record.

Ms. Dillard inquired about the loading zone areas.

Mr. Synalovski: stated that this project would ensure an accessible area on the ground floor high enough to fit any courier company truck or vehicle, such as FedEx, Amazon, etc. and would also, provide enough parking spaces for this activity.

Ms. Dillard asked about the types of trees this project would have and the importance of trees that can provide enough shade in the outdoor seating area.

Mr. Synalovski, mentioned the different kinds of trees and confirmed that they would provide the necessary shade for this open area.

Mr. Wu asked about the garage façade on the edge of the proposed building and the importance of keeping cars from being exposed.

Mr. Synalovski: stated that the parking levels will have a low concrete wall with a height of approximately 42 inches, it will block the direct light of the vehicles at night.

Mr. Wu: encouraged staff to talk to FDOT about not having a direct access to the commercial activity.

Mr. Wu closed the floor to public participation.

MR. LEVINSON MOVED THAT THE PLANNING AND ZONING BOARD RECOMMEND APPROVAL

OF APPLICATIONS # Z-21-4095, #RD-21-4096, AND #DB-21-4094 REQUESTING MAJOR DEVELOPMENT PLAN APPROVAL, REZONING AND REDEVELOPMENT AREA MODIFICATIONS (RAMS), IN ORDER TO CONSTRUCT THE ATLANTIC VILLAGE 4 OFFICE BUILDING, A 12-STORY OFFICE BUILDING WITH GROUND FLOOR RETAIL SPACE WITH A TOTAL OF 105,152 SQUARE FEET IN GROSS FLOOR AREA. THE PROPERTY IS LOCATED AT 800-814 NORTH FEDERAL HIGHWAY WITH THE FOLLOWING CONDITIONS:

THE APPLICATIONS FILED WITH THE CITY ARE:

1. APPLICATION #Z-21-4095 FOR REZONING/ZONING MAP AMENDMENT TO CHANGE THE DESIGNATION OF THE PROPERTY LOCATED AT 800-814 NORTH FEDERAL HIGHWAY FROM CENTRAL RAC (REGIONAL ACTIVITY CENTER)/ TRANSITIONAL - MIXED USE SUBDISTRICT TO CENTRAL RAC/ RAC CORRIDOR SUBDISTRICT.

2. APPLICATION #RD-21-4096 REQUESTING REDEVELOPMENT AREA MODIFICATIONS (RAMS) FROM THE FOLLOWING CODE PROVISIONS: (PLANNING AND ZONING BOARD ACTION IS NOT REQUIRED FOR REDEVELOPMENT AREA WAIVER APPLICATIONS).

A.TABLE 32-195(A)(A) RAC CORRIDOR DIMENSIONAL REQUIREMENTS, BUILDING PLACEMENT, TO MODIFY THE SETBACK ON ATLANTIC SHORES BOULEVARD FROM THE MINIMUM REQUIRED OF 10 FEET TO PROVIDE 3-INCHES, AND THE SETBACK ON NORTH FEDERAL HIGHWAY FROM THE MINIMUM REQUIRED OF 15 FEET TO PROVIDE 13'-1".

B.TABLE 32-195(A)(A) RAC CORRIDOR DIMENSIONAL REQUIREMENTS, BUILDING PLACEMENT, TO MODIFY THE SECONDARY STREET SETBACK FROM THE REQUIRED MINIMUM OF 10 FEET TO PROVIDE 8 INCHES ON NE 8TH STREET.

C.TABLE 32-195(A)(B) RAC CORRIDOR, BUILDING PLACEMENT, TO MODIFY THE MINIMUM SETBACK OF THE BUILDING ABOVE THE 5TH STORY FROM 20 FEET TO ZERO FEET ON NE 8TH STREET; 1 INCH ON FEDERAL HWY; AND 3 INCHES ON ATLANTIC SHORES BLVD.

D.TABLE 32-195(A)(E) RAC CORRIDOR BUILDING PLACEMENT, TO MODIFY THE MINIMUM REAR SETBACK REQUIRED OF THE BUILDING FROM 10 FEET TO 3 FEET.

E.TABLE 32-195(A)(F) RAC CORRIDOR, BUILDING PLACEMENT, TO MODIFY THE MINIMUM REAR SETBACK REQUIRED ABOVE THE 5TH FLOOR FROM 30 FEET TO 3 FEET.

F.TABLE 32-195(A) RAC CORRIDOR, CIVIC OPEN SPACE, REQUIRING A 7.5% CIVIC OPEN SPACE FOR PROJECTS EXCEEDING BASE HEIGHT (10 STORIES) TO PROVIDE NO CIVIC OPEN SPACE.

G.SECTION 32-203 (E) REQUIRING ONE LOADING ZONE 12 FT. X 30 FT. FOR BUILDINGS GREATER THAN 20,000 SF. TO 150,000 S.F.

2. APPLICATION #DB-21-4094 FOR MAJOR DEVELOPMENT REVIEW APPROVAL PURSUANT TO SECTION 32-782 OF THE ZONING AND LAND DEVELOPMENT CODE IN ORDER TO CONSTRUCT THE PROPOSED COMMERCIAL DEVELOPMENT WITH A TOTAL OF 105,152 SQUARE FEET IN GROSS FLOOR AREA.

The recommended conditions for Major Development Review approval are:

1. Payment of the City's water impact fee in the amount of \$50,928.88.
2. Payment of the City's sewer impact fee in the amount of \$71,720.46.
3. Payment of the City's transportation mitigation cost in the amount of \$143,816.
4. Installation of sidewalks, and landscaping improvements along NE 8th Street, Federal Highway, and Atlantic Shores Boulevard as reflected on the plans.
5. Obtain Green Gloves-3 Gloves certification or another recognized green building agency as determined by the City.
6. The developer shall construct and maintain in perpetuity the city parcel for public use subject to the design approval by the city manager or designee of an open brick paver plaza, sidewalks,

public parking spaces, furniture, landscaping, and irrigation as shown on the plans as may be modified.

7. Installation of artwork in the public plaza accessible to the public which shall be reviewed by the directors of the CRA and Sustainable Development for location, content, and design.
8. Installation of traffic diverters on Atlantic Shores Boulevard near Federal Highway to prohibit northbound left turns from the alley onto westbound Atlantic Shores Boulevard due to the short queuing available as recommended by the Traffic Consultant, and as may be approved by FDOT.
9. Fourteen (14) electric vehicle charging stations shall be provided as reflected on the plans.
10. Execution of a Unity of Title covenant joining all the lots into a unified development parcel prior to issuance of the building permit for the Project.
11. The treatment of the garage shall adequately screen the cars within the garage.

MS. DILLARD SECONDED THE MOTION.

MOTION PASSED BY A ROLL CALL VOTE (4-0).

8. LIAISON'S REPORT

Ms. Dominguez: brought to discussion the Annual Board Meeting that will be presented at the City Commission on October 17th, 2022.

9. SCHEDULING OF NEXT MEETING

Ms. Dominguez advised the Board that the September Planning and Zoning Board meeting needed to be rescheduled as the City Commission was having a special meeting on our regular scheduled date and suggested September 29th as the alternate meeting date. The Board discussed their availability and upcoming Holidays and recommended the meeting be held on October 6, 2022.

10. ADJOURNED

There being no further business to discuss before the Planning and Zoning Board, the meeting adjourned without objection at 8:03 p.m.

RECORDED: RESPECTFULLY SUBMITTED:

Chair, Charles Wu

ATTEST:

Christy Dominguez, Liaison

Recording of this meeting can be made available to any member of the public upon request. Requests to hear a taping of the Planning and Zoning Board meeting, summarized above, should be submitted to the Planning & Zoning Division at or can be mailed to 400 South Federal Highway, Hallandale Beach, Florida 33009.